

**STATEMENT OF PROCEEDINGS FOR THE
SPECIAL MEETING OF THE
CITY OF COMPTON OVERSIGHT BOARD**

**CITY OF COMPTON
CITY COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE,
COMPTON, CA 90220**

Tuesday, January 8, 2013

10:00 AM

I. CALL TO ORDER

Rhonda Rangel, Secretary, called the meeting order at 10:07 a.m.

II. ROLL CALL

Rhonda Rangel, Secretary, called the roll.

Present: Chair Jesenia Sanchez, Vice Chair Sweet Alice Harris, Board Member Dr. Keith Curry and Board Member Aubrey Craig

Absent: Board Member Harold C. Williams, Board Member Jose Martinez and Board Member Jesus Escandón

III. ADMINISTRATIVE MATTERS

- 1. Approval of minutes from the Special Meeting of December 5, 2012. (13-0177)**

On motion of Vice Chair Harris, seconded by Board Member Craig, duly carried by the following vote, the Board approved the December 5, 2012 Special Meeting Minutes:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Curry and Board Member Craig

Absent: 3 - Board Member Williams, Board Member Martinez and Board Member Escandón

Attachments: [SUPPORTING DOCUMENT](#)

- 2. Receive and Review the Due Diligence Review for Non-Housing Fund and Account Balances of the Former Community Redevelopment Agency of the City of Compton in Accordance with Health and Safety Code Section 34179.5 and Convene the Public Comment Session. (13-0178)**

Dr. Kofi Sefa-Boakye, Director of Redevelopment, introduced the Due Diligence Review (DDR) report for the Non Housing Fund and Other Account Balances.

Dr. Sefa-Boakye informed the Board of the upcoming January 15, 2012 deadline to submit the DDR to the Department of Finance (DOF). Dr. Sefa-Boakye also introduced Ms. Eden Casareno from Eadie and Payne, LLP, to present the DDR report to the Oversight Board and answer any questions or concerns regarding the report.

Ms. Casareno notified the Board that the DDR report has not been finalized. She added that there are a few unresolved issues pertaining to the DDR report which have caused a delay in finalizing the report, therefore she could not get into discussing extensive details or answer too many questions regarding the contents of the report. She reiterated that the objective of her speaking before the Board is to assist the Successor Agency in determining the funds available for remittance to the taxing entities.

Board Member Curry requested clarification on the process of the DDR and the changes, if any, that had to be made on the DDR. Ms. Casareno indicated that the amounts in the financial statements and balances in the ledger could not be reconciled with the Successor Agency.

Board Member Craig expressed concerns with meeting the deadline, especially since there are changes that had to be made to the DDR. Mr. Michael Antwine, Deputy Director of Redevelopment, assured the Oversight Board that he does not anticipate any other extension or delays and the issues in question with regards to the DDR report will be resolved by the end of the day. The Oversight Board will receive a final copy of the report and it will be submitted on time to the DOF.

Further, Mr. Berry Shultz, Legal Counsel, advised the Board that they should not be pressured in to making their decision based on the upcoming deadline, instead, base it on their full understanding of the information in the DDR report.

Chair Sanchez questioned whether a public comment period can be held on an unfinished document. Mr. Shultz indicated that it is the responsibility of the Oversight Board to determine whether or not the public session has been satisfied accordingly.

Ms. Casareno is pleased with the overall results of the DDR for the Non Housing Fund and perhaps minimal changes will only take place. She does not anticipate any drastic changes to the report other than modifications to the wording to the financial statement in Exhibit 7 and a few other places.

Stephen Ajobiewe, City Controller, reassured the Board that the upcoming

changes to the DDR report will not adversely affect the final numbers. Board Member Curry inquired whether the CRA (Community Redevelopment Agency) was audited every calendar year or fiscal year. Mr. Ajobiewe responded by indicating the CRA is audited every fiscal year.

Barbara Calhoun, City of Compton resident and former Compton City Council Member, indicated that the Successor Agency failed to inform the public of the November 7, 2012 Oversight Board Meeting. City of Compton resident, addressed the Board by expressing her displeasure with the Successor Agency for not providing all the information available to the public and the Board.

Ms. Lynn Boone, City of Compton resident, noted that the current approach to the public comment period is unacceptable to her and to members of the public. The Successor Agency has not properly allowed for the public to review and address the information provided.

Board Member Curry questioned if the Board could refrain from taking any formal action on the item and continue it until the next meeting on January 15, 2013. Board Member Curry also recommended Eadie and Payne, LLP to make a formal presentation on all of the exhibits in the report.

At the pleasure of the Board the item will be continued until January 15, 2013 and the public comment period will remain open until then.

Following discussion, and by Common Consent, there being no objection (Board Members Escandón, Board Member Martinez, and Board Member Williams being absent), the Board continued this item to the next Special Meeting on January 15, 2013.

Attachments: [SUPPORTING DOCUMENT](#)
 [DUE DILIGENCE REVIEW-NON HOUSING FUNDS](#)

IV. DISCUSSION

3. Update on Department of Finance (DOF) Communications. (13-0180)

Dr. Kofi Sefa Boakye, Director of Redevelopment, informed the Oversight Board that a Meet and Confer took place with the Department of Finance (DOF) regarding the Low Moderate Income Housing Fund Due Diligence Review (LMIHFDDR) and the Recognized Obligation Payment Schedule III (ROPS) on December 31, 2012. Dr. Sefa-Boakye added that the Successor Agency has

continuously worked with the DOF with respect to what the Successor Agency considers critical items. Moreover, ROPS III which covers January 2013 through June 2013 has also been submitted to the County Auditor Controller's office. The Successor Agency is currently awaiting the decision from the Meet and Confer with the DOF relating to ROPS III and the LMIHFDDR . Pending the results, both documents will be finalized by the Successor Agency and upon receipt of the final narrative from the DOF, the Successor Agency will present all the information to the Oversight Board.

By Common Consent, there being no objection (Board Member Escandón , Martinez, and Williams being absent), the Board Received and filed the verbal report.

Attachments: [SUPPORTING DOCUMENT](#)

V. MISCELLANEOUS

4. Chair and Board Member Comments. (13-0181)

Board Member Curry inquired about his previous request for an update on the properties to be sold by the Successor Agency and the time line regarding the sale of those properties. Mr. Antwine indicated that Jones, Lange, La Salle, is currently working on the Long Range Property Management Plan (LRPMP) and it has not been completed. All of the properties to be sold will be included in the report, as well as the time line for the sale of those properties. The report is scheduled to be completed within a couple of weeks and at that time all information regarding the sale or transfer of properties will be addressed.

Board Member Curry requested the Successor Agency to provide a presentation regarding the sale of properties when the report is completed.

Board Member Curry voiced concerns relating to the status of the vacant lot on the corner of Alondra Ave. and Central Ave. Mr. Antwine responded there have been a couple of park proposals for the property, but funding has become an issue which has prolonged the process. Ideally, the park proposals were considered being funded by tax increment revenues but ABx1 26 eliminated any, if all resources to fund the project immediately.

Moreover, Board Member Curry discussed the concern of the Board's approval for a community garden located on the southwest corner of Compton Blvd and Central Avenue and also had previously requested a status update. Mr. Antwine informed the Board that a nonprofit organization has been working with community members and the project is underway.

Board Member Curry questioned whether the nonprofit organization has provided the Successor Agency with any updates on the above mentioned location. Mr. Antwine assured the Board that information on upcoming community events on the community garden project would be shared with the Board. Board Member Curry commented whether the community garden would eventually be sold. Mr. Antwine added that the community garden will be sold for commercial use in the future, but before any decision or action is taken, all information will be provided to the Department of Finance (DOF).

Chair Sanchez questioned if the landscaping issues for Olympic park can be resolved by the Successor Agency. Mr. Antwine reminded the Board that at the August 15, 2012 Board meeting the item to approve the Best Restoration landscaping services did not pass. Chair Sanchez advised the Board to readdress the issue in the future because funding for the landscaping was approved in the previous Recognized Obligation Payment Schedule (ROPS). Mr. Antwine stated that the will go forward once final approval of the ROPS is received from the Department from DOF.

5. Matters not on the Posted Agenda (to be Presented and Placed on the Agenda of a Future Meeting). (13-0182)
There were none.
6. Public Comments (Opportunity for Members of the Public to Address the Board on Items of Interest that are Within the Jurisdiction of the Board). (13-0183)

Neilja Harewood, California Center for Economic Initiatives, informed the Board that they have received the draft lease for the property on 250 Central Avenue from Mr. Harold Duffey, Executive Director for the City of Compton. She added that the lease is under review by the Board of Directors for the nonprofit organization and they are hopeful that the terms on the master lease can be negotiated. Ms. Harewood stated that the goal is for a counter offer to go before City Council to decrease the rent and the site is still in need of repairs in order to be brought to code.

Vice chair Harris asked whether job training was being provided to the residents of the Compton area. Ms. Harewood indicated the training program for the boat shop program is in the entrepreneurial stage and is a work in progress.

Chair Sanchez requested Successor Agency staff to report back to the Board by January 15, 2013 as to when the above mentioned property will be disposed or sold.

Ms. Lynn Boone, City of Compton resident, expressed her concern regarding the treatment of residents that have tried to participate in the beautification project for Olympic park. Ms. Boone indicated that city code enforcement has cited individuals for trespassing.

Ms. Barbara Calhoun, former Compton City Council member and City of Compton resident, was questioned whether there were any office closures at the DOF and County Auditors Controllers Office during the holidays. Ms. Calhoun strongly felt that the Successor Agency could have taken more proactive steps delivering the Staff report to the Oversight Board rather than extending or scheduling multiple special meetings.

7. Adjournment of the Special Meeting of January 8, 2013. (13-0184)

The meeting adjourned at 11:27 a.m.